



Department of Property & Procurement

Government of the United States Virgin Islands

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April 14, 2020

AMENDMENT #3- IFB028OOGT20 (C) Government House Annex Build
Out on St. Thomas, Virgin Islands

Questions and Answers

1. Will building permit be required, and if so, please confirm that contractor is to file permit application and pay permit fee. Please also confirm permit set drawings will be provided by owner.

Yes, a building permit will be required. The contractor is to file the permit application and pay the permit fee. The permit set of drawings will be printed by the contractor.

2. Termite Control. Specification section 02282 part 1.1.O.1 indicates termite treatment to be "provided to wood structural components in contact with foundations and application to bath traps, plumbing penetration and certain foundation areas." Bid Schedule Item 3 instructs to "treat all in place framing lumber and re-used trim." Please clarify intent and limits of termite treatment.

The intent is to treat all in place framing lumber and reused trim. Except for plumbing penetrations, the intent is consistent with the specification.

3. Please clarify on drawings the locations for Bid Schedule Items 6-9.

Item 6 is floor molding - Owner Furnished Contractor Installed; item 7 is ceiling molding - Owner Furnished Contractor Installed; Item 8 is trim around doors and windows - Contractor Furnished Contractor Installed; Item 9 is quarter round wooden base molding Contractor Furnished Contractor Installed.

4. Bid Item 10 indicates a moisture barrier for lining exterior walls. Specification section 07270 part 1.1.A instructs to "Furnish and install air barrier/weather resistant barrier over interior of brick inlays at windows at all locations regardless of whether or not indicated on drawings to protect interior walls." Please clarify if barrier is to be installed only at window locations, or at all perimeter wall surfaces.

The moisture barrier is intended to go over all interior walls including the interior brick inlay at the windows.

5. Are drywall ceilings and walls intended to be on stud furring/framing, or direct applied to ceiling and wall substrates? Provide detail if possible.

Drywall ceilings and walls are intended to be on stud furring/framing, filling the areas of the ceilings and walls that do not have substrates. Note that this drywall is commonly called "purple board."

6. Please confirm intent for drywall finishes as Level 5. This is achievable over new framing/furring, but requires skim coat over entire wall surface, not just at joints, and is significantly more expensive than level 4, which is typical at commercial applications.

The intent for drywall finishes is level 5.

7. Confirm that electrical and communications scope is limited to providing extensions for back boxes to fit in new drywall walls/ceilings, and that there is no cabling work included in scope.

Electrical and Communications scope is limited to providing extensions for back boxes and base plates. There is no cabling work included in the scope.

8. Please provide specifications or manufacturer for Fire alarm and security wall fixtures.

The fire alarm and security system wall and ceiling fixtures were removed and salvaged as part of the demolition and must be reinstalled. The fire alarm system and security system remain in place.

9. Multiple specifications are provided for low voltage and telecom conduit and cabling. Please confirm telecom and data cabling is not included in scope.

Telecom and data cabling are not included in the scope unless relocation, extension or repairs are added during the rehabilitation.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.